



# PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members  
LEE BRAND, Vice Chair  
NUEL BROWN  
JEFFREY HARRINGTON  
HAL KISSLER  
CHARLES VANG  
JENNIFER WHITE

Planning and Development  
Director/Secretary  
NICK P. YOVINO

Deputy City Attorney  
MICHAEL SLATER

*The Planning Commission welcomes you to this meeting.*

August 6, 2003

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

## I. ROLL CALL

## II. PLEDGE OF ALLEGIANCE

## III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

**IV. AGENDA APPROVAL**

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

**V. CONSENT CALENDAR**

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. **Minutes** - Approve minutes for meetings of May 21, and July 16, 2003.
- B. **Communications**
- C. **Entitlements**

**VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

**VIII. NEW MATTERS**

- A. Consideration of Rezone Application No. R-03-27 and environmental findings, filed by Yosemite Point Partnership, for 8.98 acres located at 3626 North Blythe Avenue, on the east side of North Blythe Avenue, approximately 725 feet south of West Ashlan Avenue.
  - 1. Environmental Assessment No. R-03-27/C-03-78, determination of initial study to file a Finding of Conformance.
  - 2. Rezone Application No. R-03-27, requesting to rezone the subject property from the AE-5/UGM zone district to the R-2/UGM zone district.

- West Area Community Plan Area
- Council District 1 (Councilmember Boyajian)
- Staff Member: Gene Grinstead
- Staff Recommendation: Approve
- Will be considered by City Council

**VIII. NEW MATTERS - (Continued)**

- B. Consideration of Rezone Application No. R-03-29 and environmental findings, filed by Maurice and Violet Mesple, for 2.34 acres located at 1370 East Alluvial Avenue, located on the north side of East Alluvial Avenue, west of North Cedar Avenue.
1. Environmental Assessment No. R-03-29, determination of a Categorical Exemption.
  2. Rezone Application No. R-03-29, requesting to remove/modify conditions of zoning on the subject property is currently R-P/UGM/cz and will remain R-P/UGM/cz.
    - Woodward Park Community Plan Area
    - Council District 6 (Councilmember Duncan)
    - Staff Member: Sara Gerster
    - Staff Recommendation: Approve as amended
    - Will be considered by City Council
- C. Consideration of Rezone Application No. R-03-33, Vesting Tentative Tract Map No. 5184/UGM and Conditional Use Permit Application No. C-03-90, filed by Lars Andersen & Associates for Valley Pacific Builders, Inc. (subdivider) and Art Bolanos (owner). The subject property is a 4.95 acre parcel (APN 509-020-20) located on the northwest side of North Salinas Avenue (north of West Shaw Avenue) between North Figarden Drive and West San Jose Avenue (between the alignments of North Brawley Avenue and North Cornelia Avenue). These applications relate to the development of a planned unit development subdivision with 24 single family residential lots and 5 outlots served by private streets.
1. Environmental Assessment No. R-03-33, T-5184, C-03-90, determination of initial study indicated that the project is consistent with City of Fresno Master Environmental Impact Report No. 10130.
  2. Rezone Application No. R-03-33, requesting to rezone the subject property from the R-A/UGM zone district to the R-1/UGM zone district.
  3. Tentative Tract Map No. T-5184/UGM, proposing a 24-lot single family residential subdivision with 5 outlots.
  4. Conditional Use Permit Application No. C-03-90, proposing that this subdivision be a planned unit development served by private streets.
    - Bullard Community Plan Area

- Council District 2 (Councilmember Calhoun)
- Staff Member: Sandra Brock
- Staff Recommendation: Approve, subject to conditions
- Will be considered by City Council

**VIII. NEW MATTERS - (Continued)**

- D. Consideration of Rezone Application No. R-03-35 and environmental findings, filed by Gretchen and Darryl Freedman, for 0.76 acres located at 2556 North Blythe Avenue, located on the east side of North Blythe Avenue, between West Princeton and West Harvard Avenues.
1. Environmental Assessment No. R-03-35, determination of a Categorical Exemption.
  2. Rezone Application No. R-03-35, requesting to rezone the subject property from the AE-5/UGM zone district to the R-1/UGM zone district.
    - West Area Community Plan Area
    - Council District 1 (Councilmember Boyajian)
    - Staff Member: Sara Gerster
    - Staff Recommendation: Approve
    - Will be considered by City Council
- E. Consideration of Rezone Application No. R-03-36 and environmental findings, filed by Gary Giannetta, for 14.74 acres located at 4726 and 4790 North Polk Avenue, on the east side of North Polk Avenue, north of West Gettysburg Avenue and south of West Santa Ana Avenue.
1. Environmental Assessment No. R-03-36, determination of initial study to file a Finding of Conformance.
  2. Rezone Application No. R-03-36, requesting to rezone the subject property from the AE-5 zone district to the R-1 zone district.
    - West Area Community Plan Area
    - Council District 2 (Councilmember Calhoun)
    - Staff Member: Gene Grinstead
    - Staff Recommendation: Approve
    - Will be considered by City Council
- F. Consideration of Rezone Application No. R-03-39 and environmental findings, filed by Tim Naselroad, for 0.9 acres located at 4783 East Austin Way, on the north side of East Austin Way, north of East Ashlan, west of North Chestnut Avenues.
1. Environmental Assessment No. R-03-39, determination of a Categorical Exemption.
  2. Rezone Application No. R-03-39, requesting to rezone the subject property from the

R-1-B zone district to the R-2 zone district.

- Hoover Community Plan Area
- Council District 4 (Councilmember Castillo)
- Staff Member: Gene Grinstead
- Staff Recommendation: Approve
- Will be considered by City Council

**VIII. NEW MATTERS - (Continued)**

G. Consideration of Tentative Tract No. 5206 and Rezone Application No. R-03-31, filed by Running Horse, LLC, for the development of 18.6 acres located on the northwest corner of South Marks and West Madison Avenues.

1. Environmental Assessment No. R-03-31, T-5206, determination of initial study to file a Negative Declaration.
2. Tentative Tract No. T-5206, a 58-lot single family residential subdivision.
3. Rezone Application No. R-03-31, requesting to rezone the subject property from the R-A/UGM zone district to the R-1/UGM zone district.

- Edison Community Plan Area
- Council District 3 (Councilmember Sterling)
- Staff Member: Robert Lewis
- Staff Recommendation: Approve, subject to conditions
- Will be considered by City Council

H. Consideration of an appeal of the Planning and Development Director's denial of Variance Application No. V-03-10 and environmental findings, filed by James Leong, for 2.6 acres located at 1101 North Parkway Avenue relating to an over-height, non-conforming sign.

1. Environmental Assessment No. V-03-10, determination of initial study to file a Categorical Exemption.
2. Variance Application No. V-03-10, as described above.

- West Area Community Plan
- Council District 3 (Councilmember Sterling)
- Staff Member: Norman Allinder
- Staff Recommendation: Deny appeal, deny application
- May be considered by City Council

**IX. REPORT FROM SECRETARY**

**X. UNSCHEDULED ORAL COMMUNICATIONS**

You may address the Planning Commission at the conclusion of the Commission meeting

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regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

### **XI. ADJOURNMENT**

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